Affidavit

Town of The Blue Mountains

Planning Services Department

32 Mill Street
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Thornbury, ON N0H 2P0
Phone (519) 599-3131
planning@thebluemountains.ca

Cloudpermit application number
CA-3542045-P-2025-200

Applicant		
Last name FINBOW	First name DAVID	Corporation or partnership
Street address 22 Brock Crescent	Unit number	Lot / Con.
Municipality Collingwood	Province ON	Postal code L9Y 2L5
Other phone	Mobile phone +1 7056073620	
Fax	Email dfinbow8@gmail.com	

Property Owner		
Last name Szekely	First name Ken	Corporation or partnership
Street address 2213 North Sheridan Way	Unit number	Lot / Con.
Municipality Mississauga	Province ON	Postal code L5K 1A3
Other phone	Mobile phone +1 3125434294	
Fax	Email ken.szekely@engplastics.com	

Subject Land Information		
Address	**Legal description**	**Roll number**
129 DELPHI LANE (Primary)	COLLINGWOOD CON 5 PT LOT 26	4242000006393000000
125 DELPHI LANE	COLLINGWOOD CON 5 PT LOT 26	4242000006395000000
209171 HWY 26	" "	" "

Lot dimensions (m / m2 or ha)		
Frontage 16.14	Depth 400	Area 1.76

Proposal Description

Explain the nature and extent of the proposed use of the subject lands:

Zoning By-law Amendment application to rezone the property (209171 Highway 26 and 125, 127 and 129 Delphi Lane) from the Development D and Hazard H Zone (Deferred Development DD Zone under 83-40, as amended) to the Open Space OS Zone, Residential R1-1 Exception Zone and the Residential R1-1 Zone.

Describe the reasons for the proposed amendment(s):

To facilitate the construction of a replacement dwelling, addition to an existing dwelling and a future dwelling at 209171 Highway 26 (south side of Delphi Lane). It is noted that 209171 Highway 26 and 129 Delphi Lane are under single ownership (Mr. Kenneth Szekely) and were one property prior to the Town's expropriation of the lands that now form part of Delphi Lane (Part 1, 16R-10553).

Describe the timing of the proposed development, including phasing:

To facilitate construction commencing in 2026.

Drinking Water Supply

- [x] Municipal Water
- [ ] Communal
- [ ] Private Well
- [ ] Other - please explain

Sanitary Sewer

- [x] Municipal Sewers
- [ ] Communal Septic System
- [ ] Private Septic System
- [ ] Other - please explain

Storm Water Management

- [ ] Municipal Storm Sewers
- [x] Roadside Ditches
- [x] Drainage Swales
- [x] Other - Please explain

Roads / Access

- [ ] Provincial Highway
- [ ] Grey County Road
- [x] Municipal Road - year-round access and maintenance
- [ ] Municipal Road -seasonal maintenance
- [ ] Municipal Road -unopened road allowance
- [ ] Private Road (Condominium Owned)
- [ ] Private Road/Laneway or Other (please explain)

Other - Please explain

Access is and will continue to be by Delphi Lane to both parcels.

Mortgages

Name and address of holders of any mortgage

N/A

Are the lands subject to:

- [ ] an existing easement(s)
- [ ] right-of-way(s)
- [ ] Restrictive Covenants

If yes, please specify

*please note it is the owner/applicant’s responsibility to identify all easements or right-of-way’s

Current Planning Status
Grey County Official Plan Designation Recreational Resort Settlement Area
Town of the Blue Mountains Official Plan Designation Residential Recreational Area and Hazard
Town of the Blue Mountains Zoning Designation Development D and Hazard H Zone (Deferred Development DD Zone under 83-40, as amended)
Town of the Blue Mountains Zoning Uses Existing uses are permitted per S. 34(9) of the PA. The DD Zone under 83-40, as amended, permits one 'single family detached dwelling', home occupation, agricultural uses and accessory buildings.
Is the property in the Niagara Escarpment Plan Area? ☑ Yes ☐ No

Zoning:	
Environmental Constraints Indicate whether any of the following environmental constraints apply to the subject lands ☑ Grey Sauble Conservation Area Regulated Area ☐ Nottawasaga Valley Conservation Area Regulated Area ☐ Wetlands ☐ Floodplains ☐ Groundwater and Watershed Management ☐ Wooded Areas and Forest Management Fisheries ☐ Threatened and Endangered Species and Significant Wildlife ☐ Cultural Heritage Resources ☐ Lands used for Former Orchard Production ☑ Streams, Ravines Floodplains and Lakes ☑ Area of Natural and Scientific Interest (ANSI) ☐ Aggregate Resources ☐ Thin Overburden-Karst Topography ☐ Solid Waste Management Buffer ☐ Sewage Treatment Plan Buffer ☐ None	Other Please specify

Surrounding Land Uses:			
Describe the present use on all properties abutting and opposite the subject lands: Residential and Town Open Space to the east, Town drainage outlet 26 to the west and further to the west residential (Neighbourhoods at Delphi), Georgian Bay to the north and Delphi Lane and Highway 26 to the south.			
North: Georgian Bay	East: Residential (single detached) and Town Open Space	South: Delphi Lane and Highway 26	West: Town Outlet 26 and Residential (single detached)

For EXISTING buildings and structures on the subject land. Please Specify:			
Building Type 4 Single Detached Dwelling	Gross Floor Area or Dimension (m2) Varies	Front Yard Setback (m) See survey	Side Yard Setback (m) See survey
Side Yard Setback (m) See survey	Rear Yard Setback (m) See survey	Building Height (m) <9.5 metres	Date Constructed(s) Approximately late 1960's

For PROPOSED buildings and structures on the subject land. Please Specify:			
Building Type Single Detached Dwellings	Gross Floor Area or Dimension (m2) TBD	Front Yard Setback (m) >7.5 m	Side Yard Setback (m) >2.0 m
Side Yard Setback (m) >2.0 m	Rear Yard Setback (m) >15.0 m	Building Height (m) < / = 9.5 m	Date Constructed(s) TBD

Describe the nature and extent of the rezoning request:

Zoning By-law Amendment application to rezone the property (209171 Highway 26 and 129 Delphi Lane) from the Development D and Hazard H Zone (Deferred Development DD Zone under 83-40, as amended) to the Residential R1-1 Exception XX and Open Space Zones to facilitate the construction of a replacement dwelling (most northerly dwelling), renovation and addition to an existing dwelling and a future dwelling at 209171 Highway 26 (south side of Delphi Lane). It is noted that 209171 Highway 26 and 129 Delphi Lane are under single ownership and were one property prior to the Town's expropriation of the lands that now form part of Delphi Lane.

Proposed change to Zone Category:	From:	TO:
	Development D and Hazard H Zone (Deferred Development DD Zone and Open Space OS2 Zone under 83-40, as amended)(209171 Highway 26 and 125-129 Delphi Lane)	Residential R1-1 Exception XX, Open Space and R1-1 Zones.

Please complete the following zoning chart where modifications to the existing zoning regulations or other By-law provisions are proposed. Note: It is the Applicant's responsibility to list all the required amendments to the By-law.

*****Include the BY-LAW SECTION NUMBER / EXISTING ZONE REGULATION / PROPOSED ZONE REGULATION for EACH ZONE REGULATION BELOW

Minimum Lot Frontage (m)	Minimum Lot Area (m)	Minimum Front Yard Setback (m)	Minimum Front Yard Setback (m)
N/A	N/A	N/A	N/A

Minimum Rear Yard Setback (m)	Minimum Landscaped Open Space (%)	Maximum Lot Coverage (%)
N/A	N/A	N/A

Maximum Height (m)	Maximum Number of Storeys	Minimum Floor Area (m*)	Minimum and Maximum Density
N/A	N/A	N/A	N/A

Minimum Distance Between Buildings on the same Lot	Minimum Number of Parking Spaces
N/A	N/A

Minimum Number of Loading Spaces

N/A

Other (e.g. General Provisions, Holding Provisions)

See attached report.

POLICY CONFORMITY	
Please explain how the proposal is consistent with the Provincial Policy Statement See attached report.	
https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf	
Are the subject lands within an area of land designated under any provincial plan? ☑ Yes ☐ No	If yes, please describe how the proposal is consistent with, or does not conflict with, the applicable provincial plans: Niagara Escarpment Plan - Lands are designated Escarpment Recreation Area. The lands currently contain 4 single detached dwellings. See attached report.
Please explain how the proposal conforms to the applicable policies of the County of Grey Official Plan and the Town of The Blue Mountains Official Plan: See attached report.	
Does the proposal alter the boundary of a settlement area or implement a new area of settlement? ☐ Yes ☑ No	If yes, provide details of the Official Plan policies or Official Plan amendment that deals with the matter:
Does the proposal remove the subject land from an employment area, as defined by the Provincial Policy Statement? ☐ Yes ☑ No	If yes, describe the current Official Plan policies, if any, dealing with the removal of land from an employment area:
Are the lands subject to site specific or conditional zoning policies? [_}ves ☐ Yes ☑ No	If yes, please describe how the application conforms to the Official Plan policies relating to zoning with conditions:

ADDITIONAL INFORMATION	
Has the property ever been the subject of any application under the Planning Act (such as a plan of subdivision, site plan application, minor variance, etc.)? ☐ Yes ☑ No	If yes, please provide the file number, status, and the decisions made on the application, or the Ontario Regulation number of the Minister's Zoning Order:
If this application is a re-submission of a previous application, describe how it has been changed from the original submission:	
Please describe any easements or restrictive covenants affecting the subjectlands: N/A	
Please identify the file number, status, and details of any concurrent application(s) that have been submitted for approval for the subject lands (i.e. consent, site plan, plan of subdivision, etc). N/A	
Please identify any reports or studies that are submitted with this application: Planning Justification Report (PJR) (df Land Development) including Draft Zoning By-law Amendment Shoreline Hazard Study (Tatham Engineering) Flood Hazard Assessment (Crozier & Associates)	